



# Town of Merrimack, New Hampshire

Community Development Department

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Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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## RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, JANUARY 18, 2022

**Planning Board members present:** Chair Robert Best; Vice Chair Paul McLaughlin; Barbara Healey (Town Council Ex-Officio); Neil Anketell (arrived at 7:07 p.m.); Brian Dano; & Alternate Nelson Disco

**Planning Board members absent:** Lynn Christensen and Jaimie von Schoen.

**Staff present:** Robert Price, Planning & Zoning Administrator

### 1. Call to Order

*Chair Robert Best called the meeting to order at 7:00 p.m. and appointed Nelson Disco to vote for Lynn Christensen.*

### 2. Planning & Zoning Administrator's Report

*Neil Anketell arrived to the meeting at 7:07 p.m.*

***The Board voted 5-0-1 to determine that the Brady Sullivan site plan is not of regional impact, on a motion made by Paul McLaughlin and seconded by Barbara Healey. Neil Anketell abstained.***

- 3. KTK Realty Trust, LLC (applicant/owners)** - Continued review for acceptance and consideration of final approval for a site plan to operate a trailer suspension and repair business. The parcel is located at 20 Star Drive in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 3D-1, Lot 012. Case # PB2021-42. ***This item is continued from the December 7, 2021 Planning Board meeting.***

***At the applicant's request, the Board voted 6-0-0 to continue this item to March 1, 2022, on a motion made by Paul McLaughlin and seconded by Nelson Disco.***

- 4. Brady Sullivan Properties, LLC (applicant) and Solon Properties, LLC and Innovation Acquisition, LLC (owners)** - Review for acceptance and consideration of final approval for a site plan to convert a former corporate headquarters building into a 90 unit residential apartment building and associated site improvements. The parcel is located at 1 Innovation Way in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 2D, Lot 041-15. Case # PB2022-06.

*Applicant was represented by: Tom Zajac, Hayner/Swanson, Inc.; Arthur Sullivan & Chris Lewis, Brady Sullivan (owner); Steve Pernaw, Stephen G. Pernaw & Company, Inc. & John Cronin, Cronin, Bisson & Zalinsky, P.C.*

***The Board voted 6-0-0 to accept the application as complete, on a motion made by Nelson Disco and seconded by Brian Dano.***

*There was no public comment.*

***The Board voted 5-1-0 to grant a waiver of full site plan review, but the applicant shall review and potentially revise the plan by providing a more complete emergency access solution as agreed to by the Fire Department, modifying the parking lot in some manner (e.g. additional landscaping, elimination of paved area), pedestrian access connectivity, review of exterior lighting to consider more residential-friendly lighting versus commercial, and to provide exterior site amenities (e.g. basketball court/tennis court), on a motion made by Nelson Disco and seconded by Robert Best. Paul McLaughlin voted in opposition.***

***The Board voted 6-0-0 to continue this item to February 15, 2022, on a motion made by Paul McLaughlin and seconded by Barbara Healey.***

5. **John Flatley Company (applicant/owner)** – Review for acceptance and consideration of final approval for a lot line adjustment. The parcels are located at 5 Gilbert Crossing and 645 Daniel Webster Highway in the I-1 (Industrial), Aquifer Conservation & Elderly Housing Overlay Districts and Wellhead Protection Area. Tax Map 6E, Lots 003-01 (645 DW Hwy) and 003-07 (5 Gilbert Crossing). Case # PB2022-08.

*Robert Best recused himself from consideration of this item. Paul McLaughlin assumed the Chair.*

*Applicant was represented by: Nathan Chamberlin, Fieldstone Land Consultants.*

***The Board voted 5-0-0 to accept the application as complete, on a motion made by Brian Dano and seconded by Nelson Disco.***

*There was no public comment.*

***The Board voted 4-1-0 to grant conditional final approval, on a motion made by Nelson Disco and seconded by Brian Dano. Neil Anketell voted in opposition.***

6. **John Flatley Company (applicant/owner)** – Review for acceptance and consideration of final approval for a site plan to construct two 48 unit apartment buildings (in addition to the existing 240 units), in accordance with the most recently amended Flatley Mixed Use Conditional Use Permit. The parcel is located at 5 Gilbert Crossing in the I-1 (Industrial), Aquifer Conservation & Elderly Housing Overlay Districts and Wellhead Protection Area. Tax Map 6E, Lot 003-07. Case # PB2022-07.

*Robert Best remained recused from consideration of this item. Paul McLaughlin continued as Chair.*

*Applicant was represented by: Nathan Chamberlin, Fieldstone Land Consultants.*

***The Board voted 5-0-0 to continue both the acceptance and public hearing for this item to March 1, 2022, on a motion made by Neil Anketell and seconded by Barbara Healey.***

*Robert Best rejoined the Board and resumed as Chair for the remainder of the meeting.*

7. **Discussion/possible action regarding other items of concern**

*Discussion only.*

**8. Approval of Minutes — January 4, 2022**

***The Board voted 5-0-1 to approve the minutes of January 4, 2022, as drafted, on a motion made by Barbara Healey and seconded by Brian Dano. Paul McLaughlin abstained.***

**9. Adjourn**

***The Board voted 6-0-0 to adjourn at 9:05 p.m. on a motion made by Paul McLaughlin and seconded by Barbara Healey.***